

19
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Northwest Corner of Section 29,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian,
Fnd. Weber County brass cap monument
appropriately marked for corner.

991.54' meas. & rec.

S77°06'00"E 229.82' meas. & rec.
ELBERTA DRIVE

BASIS OF BEARING
N00°16'00"E 5341.48' MEASURED

400 WEST STREET
251.18'
S00°57'00"W 478.40' meas. & rec.

SUBJECT PARCEL
PARCEL #17-051-0024
21,246 sq. ft.
0.49 acres

SUBJECT PARCEL
PARCEL #17-051-0023
18,883 sq. ft.
0.43 acres

VISSER
ENTRY 1406019
BOOK 1806
PAGE 0987

Boundary by Acquiescence
S14°11'00"W 100.03'
S72°54'00"W 100.00' Deed

Boundary by Acquiescence
S14°26'18"W 100.04'
S72°54'00"W 100.00' Deed

LOT 50

LOT 49

WARD
BOOK 765
PAGE 0108

LOT 1

LOT 2
SOWDER
BOOK 865
PAGE 0410

WEBER VIEW SUBDIVISION

325 WEST STREET

Southwest Corner of Section 29,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian,
Fnd. Weber County brass cap monument
appropriately marked for corner.

30
29
31
32

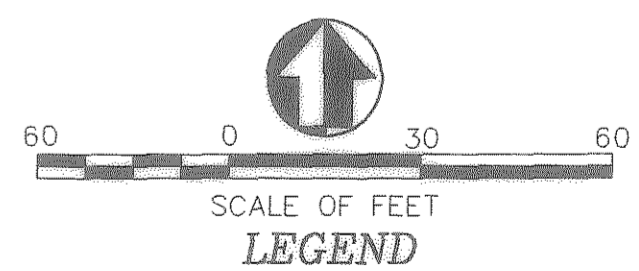
NARRATIVE:

Boundary Consultants were retained by David Houn to survey the subject parcel prior to the sale of Parcel 17-051-0023 and monument the corners thereof. The subject parcels are "Senior in Title" to the adjacent Weber View Subdivision whose location does not fit with the recorded plat. If the record ties from the Northwest Corner of Section 29 are used a gap of 3 feet more or less exists between the subject parcels and the plat boundary and the platted roadways do not match their constructed location. When the subdivision is moved to match the physical improvements and found boundary evidence then there is an overlap by Lots 1 and 2 onto the subject parcels. Having stated that an ancient fence line, constructed in the mid 1960's, separates Lot 1 and 2 of the Weber View Subdivision from the subject parcels and has by use and occupation been treated as the boundary by the adjoining owners. Boundary Consultants has determined that the four elements to the doctrine of Boundary by Acquiescence have been met and as such we have monumented the extant fence and it's remains as the boundary as shown hereon. The fence line separating the Visser Parcel and the Subject Parcel has not met the four elements of the doctrine to establish a Boundary by Acquiescence and as such the record location has been held.

DESCRIPTIONS:

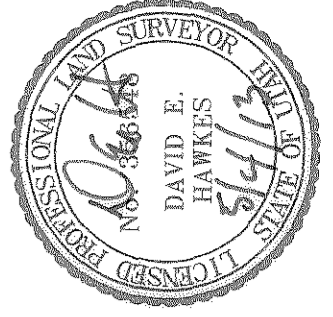
PARCEL 17-051-0024 Entry #2219777:
A part of the Northwest Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 991.54 feet South 00°16' West along the west line of said Quarter Section and South 77°06' East 229.82 feet along the center line of a County Road and South 00°57' West 478.4 feet from the Northwest Corner of said Quarter Section; Thence South 77°06' East 224.16 feet [to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence South 12°54' West 100 feet (deed), [South 14°11'00" West 100.03 feet (measured) along the remains of an ancient chainlink fence to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence North 77°06' West 203.0 feet (deed) [200.75 feet (measured) to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence North 00°57' East 102.22 feet to [a number 5 rebar and yellow plastic stamped PLS 356548 and] the point of beginning.

PARCEL 17-051-0023 Entry #2219777:
Part of the Northwest Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 991.54 feet South 00°16' West along the west line of said Quarter Section and South 77°06' East 229.82 feet along the center of the County Road and South 00°57' West 580.62 feet from the Northwest Corner of said Quarter Section; Thence South 77°06' East 203 feet (deed) [200.75 feet (measured) to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence South 12°54' West 100 feet (deed), [South 14°26'18" West 100.04 feet (measured) along the an ancient chainlink fence to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence North 77°06' West 181.84 feet (deed) [176.91 feet (measured) to a number 5 rebar and yellow plastic stamped PLS 356548]; Thence North 00°57' East 102.21 feet to [a number 5 rebar and yellow plastic stamped PLS 356548 and] the point of beginning.



- 18 17 = SECTION CORNER & SECTION LINE
- 18 17 = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
- ⊙ = FOUND EVIDENCE AS NOTED
- - - = ADJOINING PROPERTY LINES
- - - = BOUNDARY BY DEED
- - - = RIGHT OF WAY CENTER LINES
- - - = DIMENSION LINES
- - - = CHAINLINK FENCE LINE
- - - = WOOD FENCE LINE

RECEIVED
MAY 03 2013
4801



DATE: 05-03-13
SCALE: 1"=30'
PROJECT NUMBER: 1308001

RECORD OF SURVEY OF
TAX PARCELS 17-051-0023, -0024
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
PLEASANT VIEW, WEBER COUNTY, UTAH

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7715 FAX

DESIGNED	DEH	DEH	SSC
DRAFTED			
CHECKED			
SHEET	1		
OF	1		